

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, July 11, 2013 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings: 6/27/13**

2. **Land Use Enforcement**
 - a. **Enforcement Officer's Report:**

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 6/24/13; Zoning Board of Appeals 7/1/13; Planning Commission 6/20/13; Zoning Sub-Committee**

4. **Public Hearing 7:30 p.m.**
 - a. **4 & 16 Elbow Hill Road #201300512-DR: Design Review for a 20,413 sq. ft. boat storage facility including an Application for Natural Resources Removal #201300512-NRR (ph close date 8/14/13)**
 1. Letter of Transmittal from CCA, LLC dated 7/2/13 Re: 4 Elbow Hill Rd
 2. Lighting Sheet from Day-Brite Lighting
 3. Color Charts from Ceco Building Systems
 4. "Site Lighting Photometric Plan" prepared by Apex Lighting Solutions dated 7/2/13 – sheet SL-2
 5. "Building Elevations Map" prepared by LPR/Loram Associates dated 7/1/13 – Sheet EL-1
 - "Layout Plan" dated 7/1/13 – sheet FP-1

 - b. **Moratorium on Lighted Signs: Hearing to adopt the Resolution to Establish a Moratorium Concerning LED Lighting in Signs.**

5. **Continued Public Hearing: None**

6. **Old Business:**
 - a. **Proposed Regulation Change #201300511: Section 242-404K (7) – Incentive Housing Permitted Uses (ph scheduled for 7/25/13)**

 - b. **Proposed Regulation Change #201300581: Section 242-505 F(2) – Town Center District / Design Review pre-application review (ph scheduled for 7/25/13)**

 - c. **419 Federal Road (Sunburst Landscaping) #201300362: Bond Set for approved with Stipulations Design Review**

 - d. **857-857A Federal Road (Green Acres Luxury Apartments) #201200887: Bond Set**
 1. Site Plan Bonding Estimate - \$18,293.13 prepared by CCA, LLC dated 7/3/13
 - Connecticut Public Act 12-182 (Catic Summary)

7. **New Business:**
 - a. **594 Federal Road #201300501: Discussion of Site Plan, Parking and Permitted Use of Businesses**
 1. "Site Plan Map" dated 5/8/91 revised thru 4/23/92 – sheet 2 of 3
 2. Parking Table for 594 Federal Road

8. **Tabled Items:**

9. **Informal Discussion:**

a.

10. **Comments of Commissioners:**

11. **Adjourn:**

****Next Regular Meeting Scheduled for July 25, 2013****